

## Study Area 12

### Super Neighborhoods:

79 - Edgebrook Area  
80 - Ellington / South Belt  
81 - Clear Lake

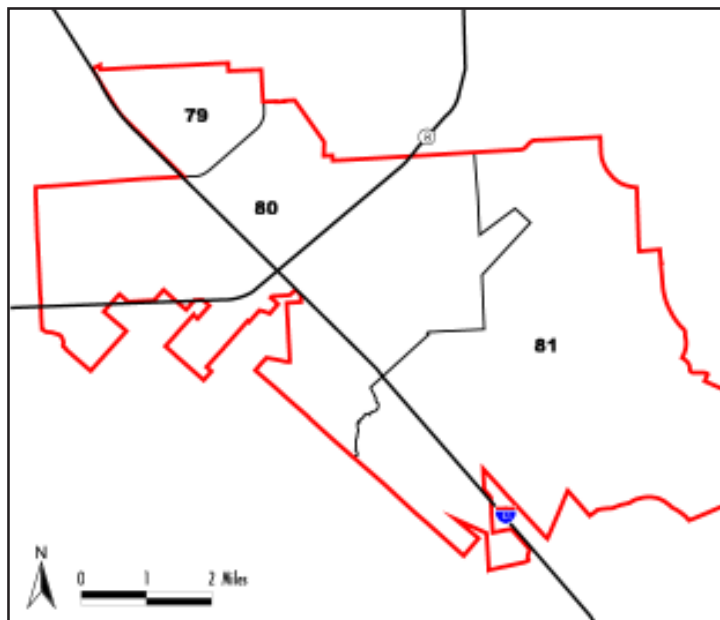
### Characteristics

- Total Population: 112,085
- 15.9% population change from 1990 to 2000
- Population Density: 3.8 persons per acre
- Persons Per Household: 2.65
- Total Area: 29,807 acres (46.53 sq miles)
- Houston City Council District: E
- Independent School Districts: Pasadena & Clear Creek
- 9 Police Beats including bordering beats
- < 1% (average) of properties in long-term tax liens (homesteads not included)

### Location within City



### Superneighborhoods in Study Area



## *Study Area 12 Super Neighborhood Descriptions*

**The Edgebrook Area** is a group of single-family home subdivisions on both sides of Edgebrook Boulevard in southeast Houston. The City of South Houston forms the northern boundary; South Shaver sets the eastern and southern boundaries, and the western boundary is the Gulf Freeway. The area began to develop after the opening of the Gulf Freeway in 1948. State Highway 3 bisects the community. Large apartment complexes are found along the freeway, Edgebrook and State Highway 3.

**Ellington/South Belt** is a part of southeast Houston, located at the intersection of the Sam Houston Parkway (Beltway 8) and the Gulf Freeway. Ellington Field, a general aviation airport that was once a military training field, is at the eastern edge of the community. Almeda Mall is the center of a large retail and commercial district that spreads across both sides of the Gulf Freeway. The completion of Beltway 8 has stimulated residential and commercial development throughout the community. New home construction is continuing in the western subdivision of Bridgegate.

**Clear Lake** lies in the southeastern most portion of the City of Houston. Before NASA's Manned Spacecraft Center was built in the early 1960s, it was largely coastal prairie used for ranching. Today, the area includes the master planned community of Clear Lake City, the adjacent communities of Pipers Meadow and Sterling Knoll, and the Baybrook Mall retail center. Clear Lake City is home to numerous aeronautics contractors attracted by NASA. New home construction continues in the northern part, however, the northern and western edges of the area are undeveloped because of traffic patterns at Ellington Field and a nearby oil field.

## Study Area 12 Overview

- **Increasing Diversity**

The Study Area's population grew by 15.9%. Clear Lake, already the largest Super Neighborhood in this Study Area, saw the majority of this growth. Throughout the area Hispanics and Asians increased the most. By 2000, Hispanics, Asians, and Blacks had increased to make-up almost half the population. Despite a decline in numbers Whites remained the largest ethnic group.

- **Continued Residential Growth**

Study Area 12 has seen a great deal of single-family residential development, especially in Clear Lake. This growth took place despite the fact that Clear Lake had higher weighted median home prices (\$115,063) than the city at-large (\$79,300). Throughout the area, the number of occupied housing units increased by 10.1%. Vacancies fell by almost 1,000 units. With 32% of the Study Area's land undeveloped, single-family residential development will likely continue, though environmental issues may be a challenge.

- **Stable Economic Outlook**

- ✓ The population has seen rising incomes (especially above \$75,000) and increasing levels of education.
- ✓ In 2000, education levels for college and graduate degrees were above city-wide figures.
- ✓ All the Super Neighborhoods in the Study Area had median incomes above the city-wide 2000 median (\$36,616).
- ✓ Clear Lake has especially high incomes with a median of \$68,815. This is the third highest median income in the City.
- ✓ Unemployment is lower than the City throughout the Study Area.
- ✓ **Clear Lake** had the largest (24.5%) percent change in population from 1990 to 2000 within Study Area 12 as well as the largest share of population in Study Area 12.

## Study Area 12 Demographics

### Population by Super Neighborhood

- Clear Lake Super Neighborhood registered higher than the Study Area's average population growth.

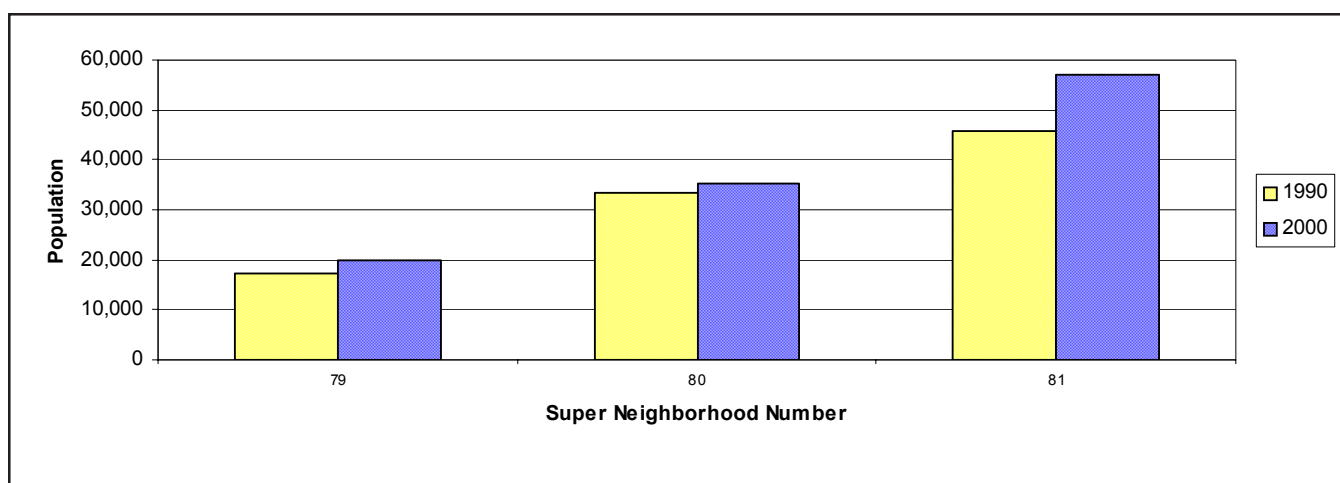
**Table 5.12.0.**  
**Population Change by Super Neighborhood (SN)**

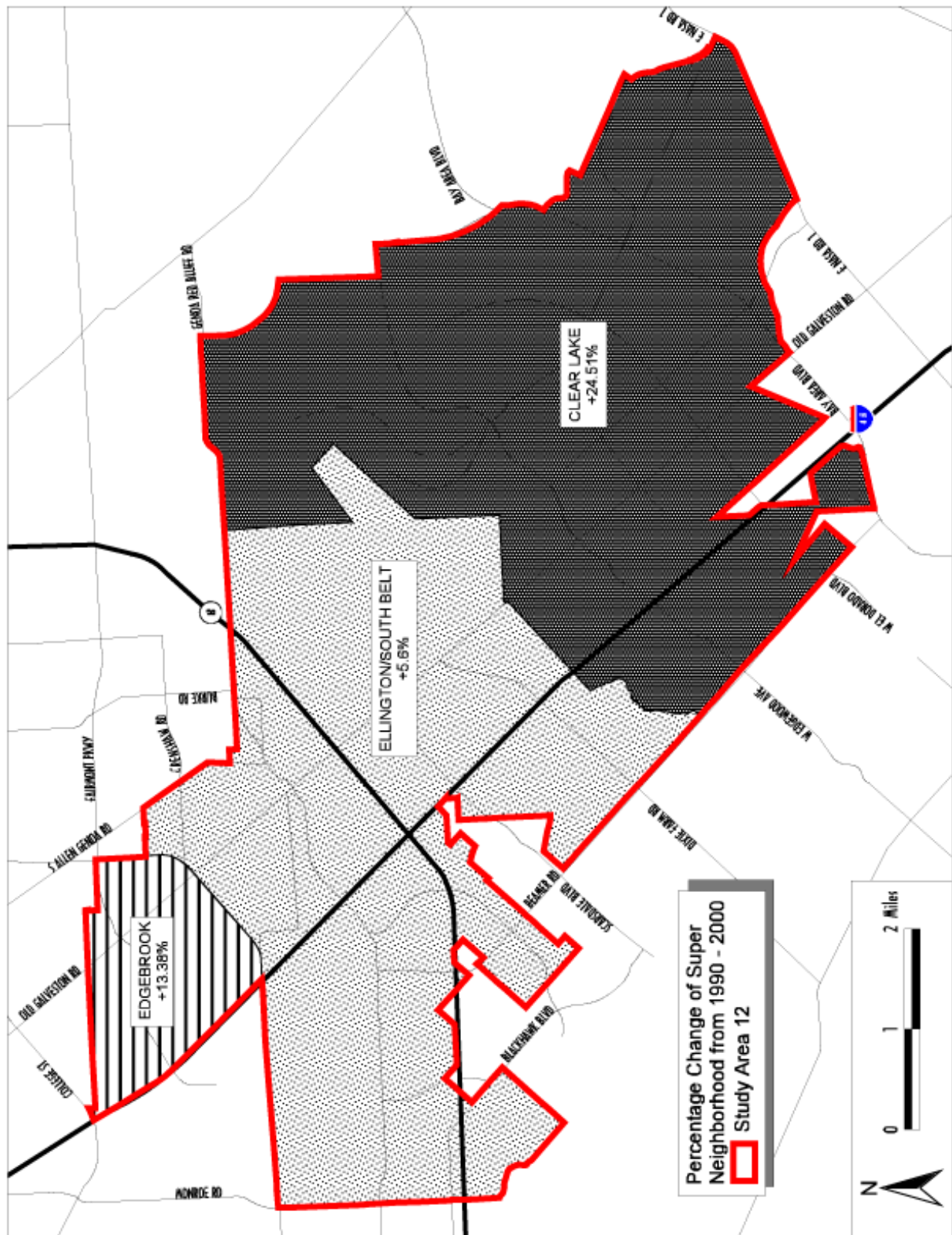
Source: US Census Bureau

Super Neighborhood Name	SN#	1990	2000	# change	% change
Edgebrook Area	79	17,437	19,770	2,333	13.4%
Ellington/South Belt	80	33,332	35,198	1,866	5.6%
Clear Lake	81	45,875	57,117	11,242	24.5%
<b>TOTAL</b>		<b>96,682</b>	<b>112,085</b>	<b>15,403</b>	<b>15.9%</b>

**Figure 5.12.0.**  
**Study Area 12 Population Change**

Source: US Census Bureau





**Map 5.12.1. Population Change by Super Neighborhood 1990-2000**

Source Data: U. S. Census Bureau 1990-2000






# Study Area 12 Demographics






## Race and Ethnicity

- The ethnic and racial make-up of this area is becoming more and more diverse
- Whites remain the majority population in the Study Area although their share of the total population has been reduced
- All other categories experienced substantial increases from 1990 to 2000

**Table 5.12.1.**  
**Population by Race/Ethnicity**

Source: US Census Bureau

		Study Area 12		
		1990	2000	% change
White		69,190	62,431	-9.8%
Black		6,674	9,100	36.4%
Hispanic		14,942	28,335	89.6%
Asian		5,765	10,145	76.0%
Other		111	2,074	1,768.5%
<b>TOTAL</b>		<b>96,682</b>	<b>112,085</b>	<b>15.9%</b>

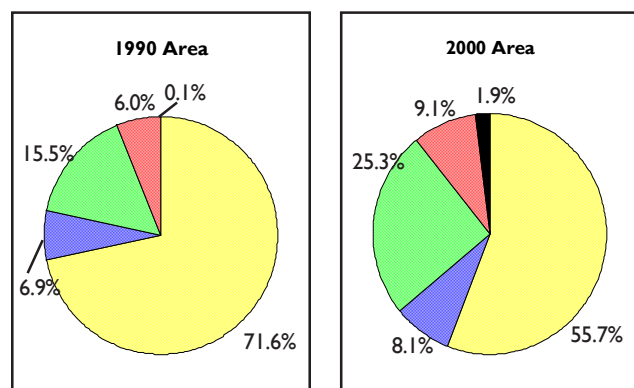
		City of Houston		
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
<b>TOTAL</b>		<b>1,705,284</b>	<b>1,953,631</b>	<b>14.6%</b>

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

**Figure 5.12.1.**  
**Population by Race/Ethnicity**

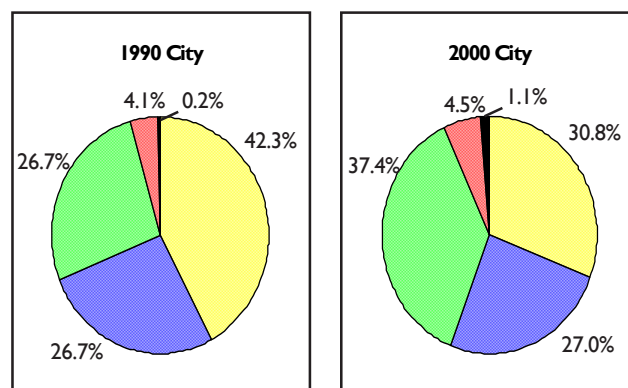
Source: US Census Bureau

**Study Area 12--percent of total**



Legend as shown above in Table 5.12.1

**City of Houston--percent of total**



Legend as shown above in Table 5.12.1





# Study Area 12 Demographics





## Gender and Age

- Elderly population growing though its proportion remains lower than City average

**Table 5.12.2.**  
**Population by Gender and Age**

Source: US Census Bureau

		Study Area 12		
		1990	2000	% change
Age 0-4		7,789	8,975	15.2%
Age 5-17		18,546	22,157	19.5%
Age 18-64		65,916	73,637	11.7%
Age 65+		4,431	7,316	65.1%
MALE		48,718	55,871	14.7%
FEMALE		47,964	56,214	17.2%
TOTAL		96,682	112,085	15.9%

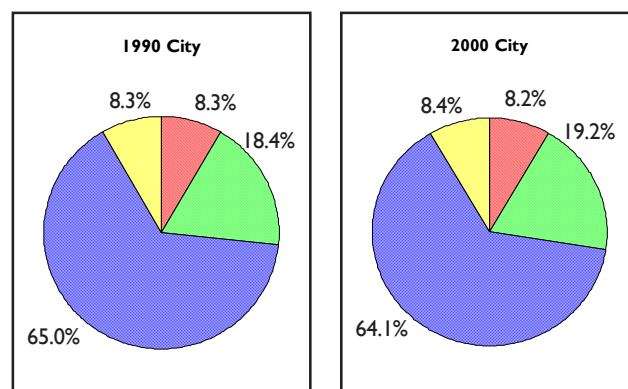
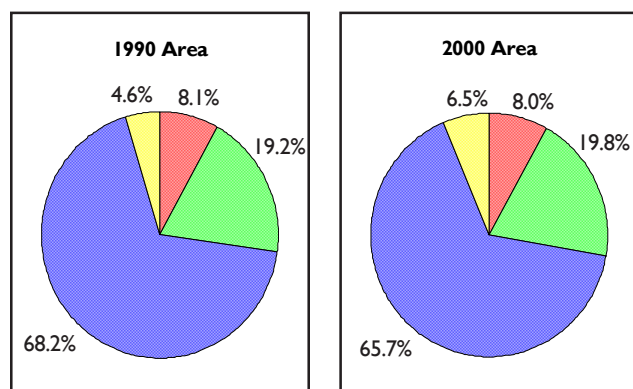
		City of Houston		
		1990	2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

**Figure 5.12.2.**  
**Population by Gender and Age**

Source: US Census Bureau

**Study Area 12--percent of total**

**City of Houston--percent of total**



Legend as shown above in Table 5.12.2

Legend as shown above in Table 5.12.2

# Study Area 12 Demographics

## Educational Attainment

- Proportion of the population with at least some college is higher than the City-wide proportion

**Table 5.12.3.**  
**Population 25 and Over by Educational Attainment**

Source: US Census Bureau

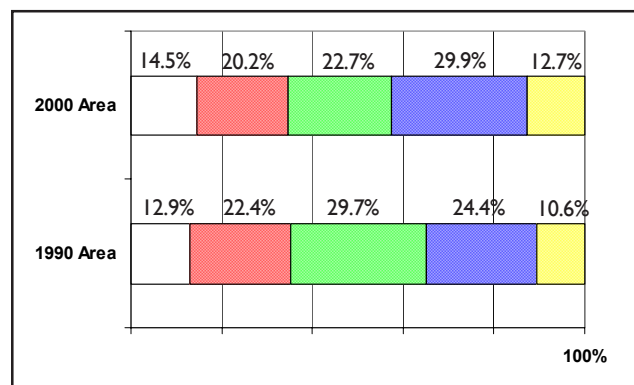
Study Area 12			
	1990	2000	% change
No Diploma	7,920	10,253	29.4%
High School	13,751	14,320	4.1%
Some College	18,216	16,023	-12.0%
Bachelor's	14,987	21,157	41.2%
Grad/Prof.	6,520	8,965	37.5%
<b>TOTAL</b>	<b>61,395</b>	<b>70,717</b>	<b>15.2%</b>

City of Houston			
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof.	92,288	116,252	26.0%
<b>TOTAL</b>	<b>1,037,037</b>	<b>1,201,154</b>	<b>15.8%</b>

**Figure 5.12.3.**  
**Population 25 and Over by Educational Attainment**

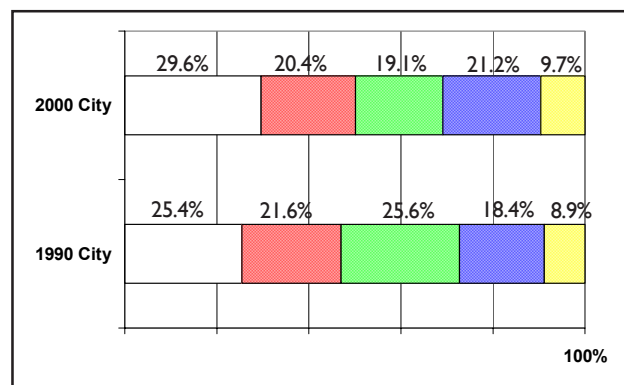
Source: US Census Bureau

**Study Area 12--percent of total**



Legend as shown above in Table 5.12.3

**City of Houston--percent of total**



Legend as shown above in Table 5.12.3

# Study Area 12 Demographics

## Housing and Households

- Owner occupied housing units increased from 1990 to 2000 in Study Area 12 and home ownership rate was above the City average
- |                  |        |
|------------------|--------|
| 2000 Total Units | 44,694 |
| Single-family    | 20,803 |
| Multi-family     | 23,878 |
| Other            | 14     |

**Table 5.12.4. Household Characteristics**

Source: US Census Bureau

	Study Area 12		
	1990	2000	% change
<b>HOUSEHOLDS</b>	38,413	42,292	10.1%
<b>persons per HH</b>	2.60	2.65	1.8%

	City of Houston		
	1990	2000	% change
<b>HOUSEHOLDS</b>	638,705	717,945	12.4%
<b>persons per HH</b>	2.60	2.67	2.7%

**Table 5.12.5. Housing Units by Tenure**

Source: US Census Bureau

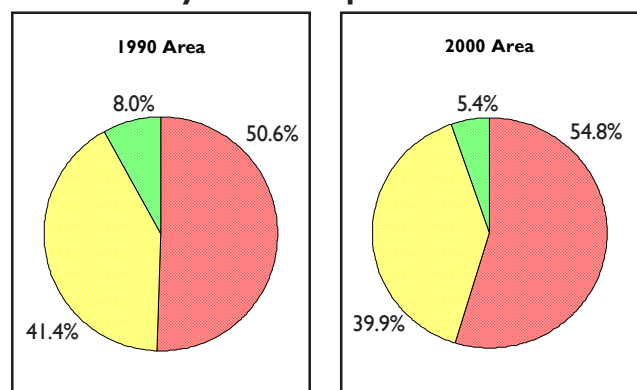
	Study Area 12		
	1990	2000	% change
<b>Occupied</b>	38,413	42,292	10.1%
<b>Owner</b>	21,127	24,481	15.9%
<b>Renter</b>	17,286	17,811	3.0%
<b>Vacant</b>	3,340	2,402	-28.1%
<b>TOTAL UNITS</b>	41,753	44,694	7.0%

	City of Houston		
	1990	2000	% change
<b>Occupied</b>	638,705	717,945	12.4%
<b>Owner</b>	293,355	328,741	12.1%
<b>Renter</b>	345,350	389,204	12.7%
<b>Vacant</b>	112,928	64,064	-43.3%
<b>TOTAL UNITS</b>	751,633	782,009	4.0%

**Table 5.12.4. Housing Units by Tenure**

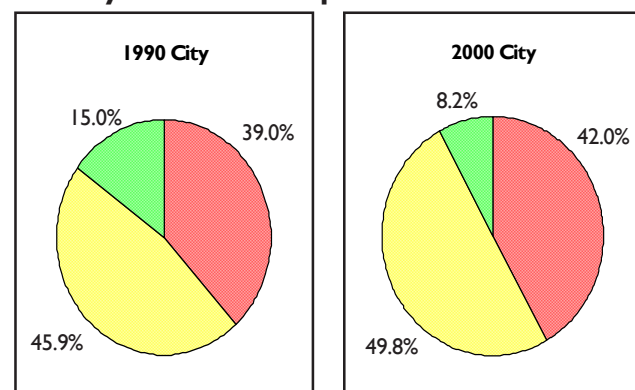
Source: US Census Bureau

**Study Area 12--percent of total**



Legend as shown above in Table 5.12.5

**City of Houston--percent of total**



Legend as shown above in Table 5.12.5

# Study Area 12 Demographics

## Household Income

- Third-highest median income (\$56,753)
- Nearly 1/3 of households have incomes over \$75,000
- Second-lowest percentage of households with income under \$15,000
- Unemployment lower than City throughout the Study Area

**Table 5.12.6.**  
**Households by Household Income**

Source: US Census Bureau

Study Area 12				
	1990	2000	% change	
< \$15K	4,844	3,822	-21.1%	
\$15K—\$25K	6,098	4,075	-33.2%	
\$25K—\$35K	5,935	5,588	-5.8%	
\$35K—\$50K	8,130	7,277	-10.5%	
\$50K—\$75K	8,547	9,263	8.4%	
>\$75K	4,887	12,545	156.7%	
<b>TOTAL</b>	<b>38,441</b>	<b>42,571</b>	<b>10.7%</b>	

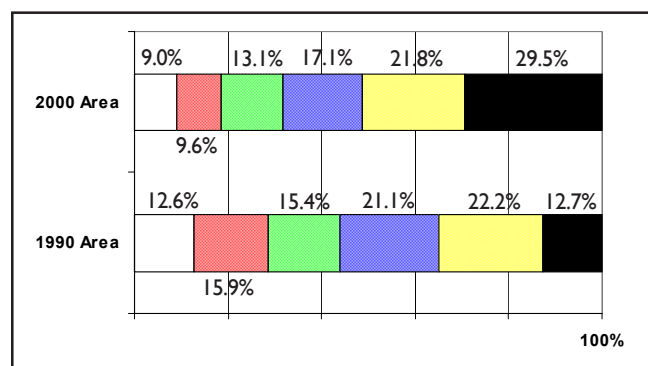
City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
<b>TOTAL</b>	<b>649,442</b>	<b>718,897</b>	<b>10.7%</b>	

Note: The total number of households shown in this table is based on sample data.

**Figure 5.12.5.**  
**Households by Household Income**

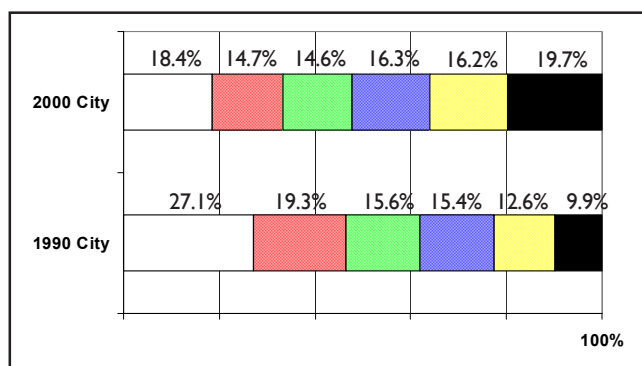
Source: US Census Bureau

### Study Area 12--percent of total



Legend as shown above in Table 5.12.6

### City of Houston--percent of total



Legend as shown above in Table 5.12.6

## Study Area 12 Land Use Patterns

- Study Area 12 makes up only 7.8% of City land area but 16.8% of all Public and Institutional land and 22.4% of all Agricultural land

Study Area 12 covers 29,807 acres. It includes Ellington Field and NASA's facilities within its boundaries.

**Single-family** residential uses accounted for 21.6% of the total land area in 2000, and are prominent in the Master planned community of Clear Lake. Single-family uses have grown by 22.1% from 4,648 acres in 1990. The most important concentration of new development appeared in Clear Lake.

**Multi-family** residential development covers about 3% of the study area. It is located mainly along Bay Area Blvd in the NASA vicinity, and in the south along Old Galveston Road. About 20% of multi-family uses were added between 1990 and 2000, primarily near NASA.

**Commercial and Office** uses cover 4.4% of the Study Area. Commercial uses are mostly concentrated along I-45 near the Beltway 8 intersection, and in the south along Bay Area Blvd to the east of Old Galveston Road. Growth took place primarily in existing corridors and increased land area by 27%. Office uses cover a little

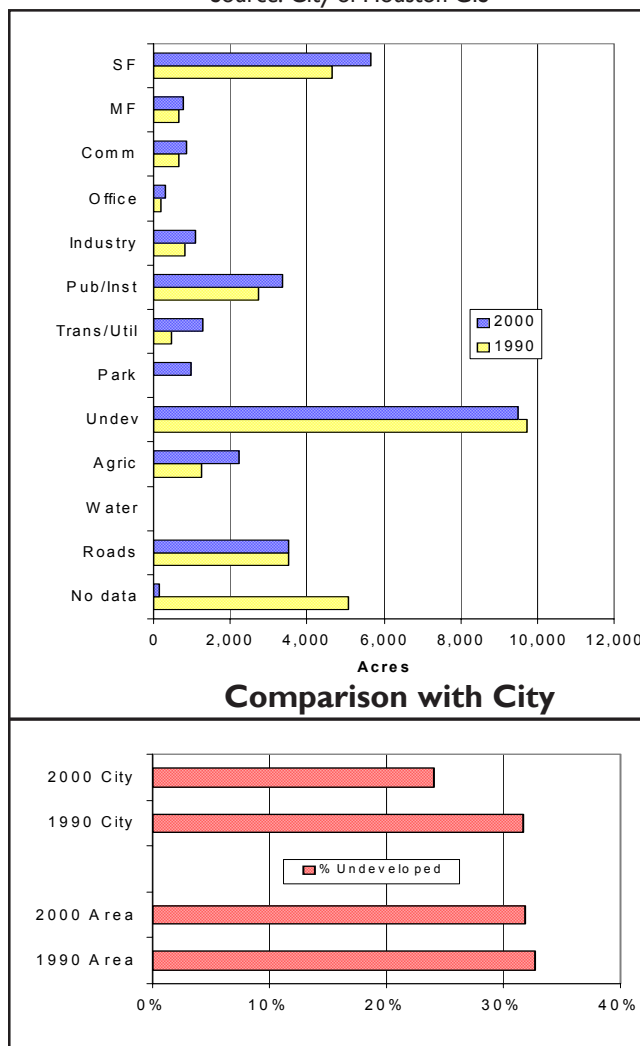
**Table 5.12.7. Acreage by Land-Use Category**

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 12			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	4,648.0	5,674.5	22.1%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	657.9	790.1	20.1%	12,256.3	14,648.2	19.5%
Commercial (Com)	683.5	866.8	26.8%	12,281.1	15,386.2	25.3%
Office	178.7	299.6	67.7%	4,031.2	4,811.9	19.4%
Industrial	825.8	1,113.5	34.8%	21,361.8	25,762.2	20.6%
Public/Institutional	2,732.0	3,374.0	23.5%	13,341.7	20,061.5	50.4%
Trans/Utilities	450.6	1,282.9	184.7%	3,601.2	11,665.9	223.9%
Parks/Open Space	24.1	988.3	4,003.9%	1,460.2	32,089.7	2,097.6%
Undeveloped	9,731.9	9,479.6	-2.6%	120,734.2	91,366.6	-24.3%
Agricultural	1,246.4	2,245.6	80.2%	5,751.2	10,017.4	74.2%
Open Water	0.0	0.0	0.0%	1,226.7	13,905.4	1,033.6%
Roads	3,534.3	3,534.3	0.0%	56,559.1	56,559.1	0.0%
No Data	5,094.1	158.2	-96.9%	52,355.0	4,472.8	-91.5%

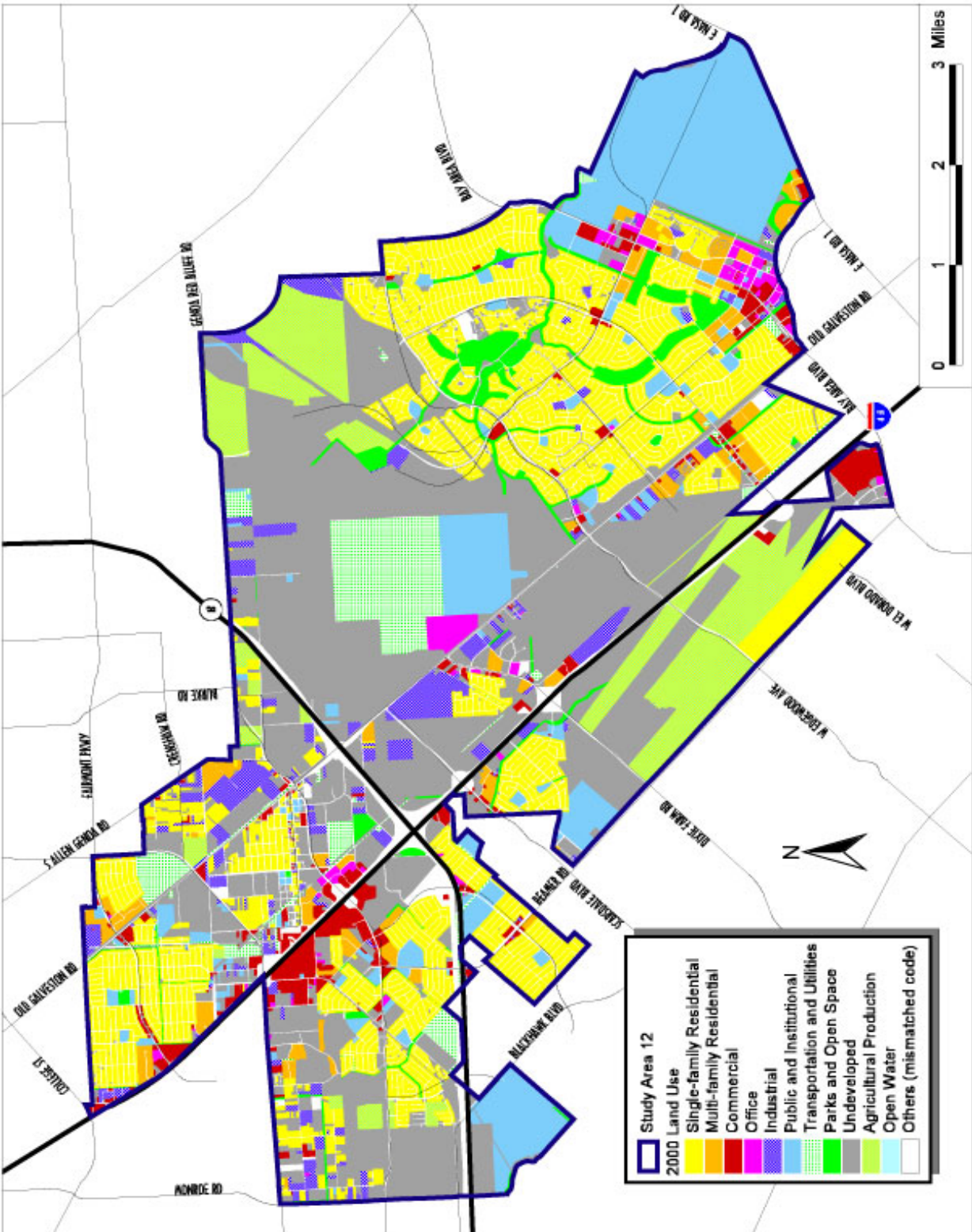
**Figure 5.12.6. Study Area 12 Land Use**

Source: City of Houston GIS



Source: City of Houston GIS

## Study Area 12



### Map 5.12.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

## *Study Area 12 Land Use Patterns*

more than 1% and coincide with commercial concentrations.

**Industrial** uses make up 4.2% of the study area, increasing by nearly 35% from 835 acres in 1990. Industrial uses interspersed with vacant land tend to predominate along Old Galveston Road. Substantial growth took place north of Beltway 8 between Old Galveston Rd. and I-45 (Gulf Freeway), on Genoa Red Bluff, and south of Beltway 8, along I-45 (Gulf Freeway).

**Public Institutional** uses make up 12.8% of the area. The airport and NASA are the leading users, followed by San Jacinto College and Memorial Hospital SE. Institutional uses have expanded by 23.5% in the last decade with several new schools and the expansion of San Jacinto College and Memorial Hospital.

**Transportation and Utilities** make up 4.9% of the land, increasing from about 450 acres in 1990 to approximately 1,300 acres in 2000. The largest user is Ellington Field, a general aviation airport currently shared by commercial airplanes, NASA and the National Guard. The largest increase of land for these uses took place at the airport, in formerly vacant land.

**Parks and Open Space** make up 3.8% of the land uses of the study area. Parks and open spaces increased substantially in the 1990s. Some of this growth took place on vacant land in the Clear Lake area as it developed, but mismatched information in the 1990 map account for a large portion of the change.

**Vacant and Undeveloped** land uses compose 32% of the land in Study Area 12, a figure that has remained largely unchanged since 1990. However, with 17% of the total shifting from the “No Data” category in 1990 into other categories, it is possible that this lack of change understates the amount of development that took place. In 2000, large tracks of vacant land are located around Ellington Field and to the east of I-45.

**Agricultural** uses make up 7.5% of the total land uses for the study area. Reclassification accounts for much of the growth in this use between 1990 and 2000.

**Roads** make up 12% of the total land area in Study Area 12.

## Study Area 12 2000 Basic Demographics \*

**Table 5.12.8.**  
**2000 Demographics by Super Neighborhood**

	Super Neighborhood			Study Area 12 Total
	Edgebrook Area #79	Ellington/South Belt #80	Clear Lake #81	
<b>Total Population</b>	<b>19,770</b>	<b>35,198</b>	<b>57,117</b>	<b>112,085</b>
White	29.6%	46.0%	70.7%	55.7%
Black	10.1%	12.2%	4.9%	8.1%
Hispanic	55.4%	32.8%	10.2%	25.3%
Asian**	3.7%	7.5%	11.9%	9.1%
Other	1.2%	1.6%	2.2%	1.9%
<b>Educational Attainment</b>				
<b>Persons 25 years and over</b>	<b>11,104</b>	<b>22,354</b>	<b>37,259</b>	<b>70,717</b>
No High School Diploma	33.1%	19.8%	5.8%	19.5%
High School Diploma & higher	66.9%	80.2%	94.2%	80.5%
<b>Household Income</b>				
<b>Total Households</b>	<b>6,729</b>	<b>13,222</b>	<b>22,619</b>	<b>42,571</b>
Below \$25,000	28.6%	21.0%	14.1%	21.3%
Above \$25,000	71.4%	79.0%	85.9%	78.7%
<b>Labor Force</b>				
<b>Persons 16 and over</b>	<b>8,891</b>	<b>19,731</b>	<b>31,328</b>	<b>59,950</b>
Employed	93.4%	94.2%	96.1%	94.5%
Unemployed	6.6%	5.8%	3.9%	5.5%
<b>Housing</b>				
<b>Total Occupied Units</b>	<b>6,735</b>	<b>13,115</b>	<b>22,442</b>	<b>42,292</b>
Owner Occupied	48.3%	53.2%	63.5%	55.0%
Renter Occupied	51.7%	46.8%	36.5%	45.0%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: \* Data at this level is not available for 1990 based on Super Neighborhood boundaries.

\*\* Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander